

(860) 594-3020

**MINUTES OF MEETING HELD**

**BY STATE TRAFFIC COMMISSION**

**APRIL 13, 2006**

Present: Deputy Commissioner Anthony D. Portanova  
Department of Motor Vehicles

Deputy Commissioner Edward Lynch  
Department of Public Safety

Deputy Commissioner Carl F. Bard  
Department of Transportation

The meeting was called to order in Conference Room B of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Thursday, April 13, 2006.

1. Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adopt the minutes of the following meeting:

**March 21, 2006**

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2. Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

**Barkhamsted - STC# 005-0601-01**

Approve the installation of a flashing beacon at the intersection of U.S. Rt. 44 at Rt. 181 and Old County Rd.

**Bethel - STC# 009-0601-01**

Grant permission to the Town of Bethel to establish 25 mph speed limits for both directions of travel on the following roads:

**Bethel - STC# 009-0601-01 - Contd.**

Country Way - from Chestnut Ridge Rd. easterly to Starr La., a distance of 0.80 miles.

Starr Lane - from start of town maintenance northerly to Rt. 58 (Putnam Park Rd.), a distance of 0.61 miles.

**Danbury - STC# 034-0603-01**

Approve the following lane use control at the intersection of U.S. Rts. 6 and 202 at the driveway to Westwood Village (55 Mill Plain Rd.):

U.S. Rts. 6 and 202 EB:

A combination through/right-turn lane  
An exclusive left-turn lane

**Easton - STC# 045-0601-01**

Approve the installation of a "Trucks Buses No Left Turn" symbol sign on the west side of Rt. 58 (Black Rock Rd.) at Silver Hill Rd.

**Enfield - STC# 048-0603-01**

Approve a "School Zone Ahead Fines Doubled" zone on Rt. 220 (Shaker Rd.) from 20 feet west of CL&P Pole No. 2281 (mile 1.63) easterly to a point 175 feet west of CL&P Pole No. 2301 (mile 1.88), a distance of approximately 1,190 feet.

**Hamden - STC# 061-0603-01**

Grant permission to the Town of Hamden to install temporary signalization on Rt. 10 at the intersection of Sanford St. to include the driveway to Hamden Middle School.

**Manchester - STC# 076-0602-01**

Grant permission to the Town of Manchester to establish speed limits for both directions of travel on the following roads:

Street Name	From	Dir.	To	Length (Miles)	Speed Limit
Bayberry Road	Bramblebush Road	E	End of town maintenance	0.29	25 mph
Cougar Drive	Star Farms Drive	N	Wetherell Street	0.58	25 mph
Hartford Road	SR 502 (W. Center St.)	E	Rt. 83 (Main St.)	2.13	30 mph
Lodge Drive	Edgerton Street	E/N	Hemlock St.	0.16	25 mph
Loomis Street	Start of town maintenance (a point 0.02 mi. w/o Margaret Rd.)	E	End of town maintenance (a point 0.01 mi. e/o Canterbury Rd.)	0.19	25 mph
New State Road	Middle Turnpike West	N	Adams Street	0.93	35 mph
Prospect Street	Hackmatack Street	N	Hartford Road	0.36	25 mph
Saddlehill Road	Start of town maintenance	N	Briarwood Road	0.55	25 mph

**Marlborough - STC# 078-0601-01**

1. Approve a change in the speed limit from 45 mph to 30 mph for both directions on Rt. 66 (East Hampton-Hebron Rd.) from a point 0.24 miles west of Independence Dr. (mile 20.00), easterly to a point 0.03 miles west of Independence Dr. (mile 20.21), a distance of 0.21 miles.
2. That no change be made to the 30 mph speed limit for both directions on Rt. 66 (East Hampton-Hebron Rd.) from a point 0.03 miles west of Independence Dr. easterly to 0.20 miles east of South Main St., a distance of 0.41 miles.
3. That no change be made to the 45 mph speed limit for both directions on Rt. 66 (East Hampton-Hebron Rd.) from a point 0.20 miles east of South Main St. easterly to a point 0.15 miles west of Shepard Rd., a distance of 0.20 miles.

**Middletown - STC# 082-0602-01**

1. Approve the installation of a traffic control signal with emergency vehicle pre-emption and actuated pedestrian phase at the intersection of Rt. 3 (Newfield St.) and Wilderman's Way.
2. Approve the following lane use control at the intersection of Rt. 3 (Newfield St.) and Wilderman's Way.

NB Rt. 3: A through lane  
A left-turn lane

**Milford - STC# 083-0603-01**

Grant the City of Milford permission to revise the existing semi-actuated traffic control signal with an actuated exclusive pedestrian phase at the intersection of Bic Drive (School House Rd.) and West Ave. to include an advance green phase for the Bic Drive (School House Rd.) NB approach.

**North Branford - STC# 098-0512-01**

That a traffic control signal not be installed at the intersection of Rt. 80 at West Pond Rd. and West Pond Rd. Extension.

**Shelton - STC# 126-0512-01**

Grant permission to the City of Shelton to eliminate coordination between the City-owned traffic signal located at the intersection of Huntington Rd., Shelton Tpke., and Bridgeport Ave. and a State-owned traffic signal located at the intersection of Huntington Rd., Rt. 8 NB interchange #11, Merritt Blvd. and Beaver Dam Access Rd.

**Sherman - STC# 127-0602-02**

That no change be made to the passing zone on Rt. 55 west of Rt. 39 (Gaylordsville Rd.).

**Sherman - STC# 127-0602-03**

That no change be made to the 40 mph speed limit for both directions on Rt. 55 from the New York State Line easterly to the New Milford Town Line, a distance of 1.18 miles.

**Sherman - STC# 127-0602-04**

1. Approve a change in the speed limit from 45 mph to 25 mph for both directions on Rt. 39 (Gaylordsville Rd.) from Rt. 37 (n. jct.) (mile 18.36) northerly to a point 0.26 miles south of Spring Lake Rd. (mile 18.63), a distance of 0.27 miles.
2. That no change be made to the 45 mph speed limit for both directions of travel on Rt. 39 (Gaylordsville Rd.) from a point 0.26 miles south of Spring Lake Rd. northerly to Rt. 55, a distance of 4.13 miles.

**Southbury - STC# 130-0509-01**

1. Rescind all previously approved lane-use controls for Rt. 67 (Southford Rd.) at Rt. 188 (Strongtown Rd.) and Private Driveway.
2. Approve lane-use controls at the intersection of Rt. 67 (Southford Rd.), Rt. 188 (Strongtown Rd.) and Private Driveway as follows:  
  
Rt. 67 (Southford Rd.)  
  
EB: A combination through/right-turn lane  
An exclusive left-turn lane  
  
WB: A combination through/right-turn lane  
An exclusive left-turn lane
3. Approve the installation of a "No Turn On Red" sign on the NB Private Driveway approach to the intersection of Rt. 67 (Southford Rd.) and Rt. 188 (Strongtown Rd.).

**Stratford - STC# 138-0512-01**

1. Approve the addition of an exclusive walk phase at the intersection of Rt. 110 (Main St.), Ryders La., and the driveway to the Commuter Lot.
2. Approve the following lane-use control on Rt. 110 (Main St.) at the intersection of Ryders La. and the driveway to the Commuter Lot:  
  
NB Rt. 110: A combination right-turn/through lane  
A through lane  
A left-turn lane  
  
SB Rt. 110: A combination right-turn/through lane  
A through lane  
A left-turn lane

**Torrington - STC# 143-0511-02**

1. Rescind all previously approved parking restrictions on the south side of Rt. 202 from the east curb line of Hart Dr. and continuing easterly for a distance of approximately 168 feet.
2. Approve a "No Parking Any Time" zone on the south side of Rt. 202 from the east curb line of Hart Dr. and continuing easterly for a distance of approximately 168 feet.

**Wilton - STC# 161-0507-04**

That a "No Turn on Red" sign on Rt. 106 (Wolfpit Rd.) westbound at the intersection of Horseshoe Rd. and Range Rd. not be installed at this time.

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

**3. NEW BUSINESS:**

**Killingworth - STC# 069-0601-01**

1. That no change be made to the 40 mph speed limit for EB vehicles on Rt. 80 from Old Deep River Tpke. #1 (e. jct.) easterly to Rt. 81, a distance of 0.35 miles.
2. That no change be made to the 50 mph speed limit for WB vehicles on Rt. 80 from Rt. 81 westerly to Old Deep River Tpke. #1 (e. jct.), a distance of 0.35 miles.

First Selectman Martin Klein, the Legal Traffic Authority, concurred with the recommendations.

State Senator Edward Meyer, who requested the study, had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended that the staff report be approved.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the staff report as submitted.

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**4. MAJOR TRAFFIC GENERATORS:**

**a. Fairfield - STC# 050-0503-01**

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for Fairfield Metro Center Commuter Rail Station and Office Park.

**a. Fairfield - STC# 050-0503-01 - Contd.**

Deputy Commissioner Portanova asked if the signal was proposed at the intersection of Brewster Street and Canfield Avenue as part of the development. Mr. Ezete responded that it was, and that it was recommended in the report.

Ms. Nancy Hadley, representing Mayor Fabrizi of Bridgeport, addressed the Commission. She explained that the City of had just recently hired a consultant, Fuss & O'Neill, Inc. to review the traffic issues in the area of the development. She was here today to ask that the Commission delay action on this item for 30 days so that Mr. Mark Vertucci of Fuss & O'Neill, Inc. could get together with Mr. Ezete to review the traffic data. She understood that the bridge was being reconstructed and its "diameter" was not changing, and that there would be signalization at a couple of the intersections, but because she couldn't hear all of Mr. Ezete's presentation, she wanted more time to review the data. She stated that Mayor Fabrizi was 100% in favor of the project, but the City was concerned about traffic congestion mitigation. She said that traffic on I-95 is backed up every morning and evening, and motorists then go barreling down Route 130 (Fairfield Avenue). Incident management reviews revealed the backups as well. She said that the Brewster Street, Fox Road and Fairfield Avenue (Rt. 130) were of particular interest to the City. She said that the issue for the City was to look at the information presented today, take into account incident management, and determine if everything has been done to mitigate traffic problems in the Black Rock area.

Deputy Commissioner Portanova asked Ms. Hadley why they hired a consultant at the eleventh hour.

Ms. Hadley explained the delay to the Commission, adding that when she was at the Office of the State Traffic Commission in February, it was then that she realized the volume of data to be reviewed, and decided it would be better to hire a consultant to look at it.

Deputy Commissioner Portanova asked Mr. Ezete if he could address the traffic issues.

Mr. Ezete stated that the Department did not consider impact of I-95 shutdowns or incidents near Route 130. It is not typical that this type of data be considered when reviewing developments which are before the STC; i.e. take existing conditions on I-95 and superimpose them onto this project.

Ms. Cabelus stated that there were two different issues here. The State Traffic Commission's responsibility is to look at traffic associated with the development. What Ms. Hadley was talking about was a pre-existing condition. The Department recognizes that the I-95 traffic issues exist, but to say that they impact the area of the development goes beyond our scope of review.

Deputy Commissioner Portanova stated that he was concerned Ms. Hadley's request for a delay would take longer than 30 days.

**a. Fairfield - STC# 050-0503-01 - Contd.**

Ms. Hadley stated that she had strict orders from the Mayor not to take any longer than 30 days.

Deputy Commissioner Bard said that he agreed with Deputy Commissioner Portanova. He, too, felt that this would most definitely go beyond the 30 days. He said that he had little sympathy for the City of Bridgeport since this project has been around for years. He stated that the Commission has an obligation to the individuals who had put this forward. He said that Ms. Hadley's issues had nothing to do with the STC process. He had absolute faith in the Department's staff that has worked diligently throughout this process. He felt that, although Ms. Hadley was not sure of the data presented today, he was sure. He stated that the City of Bridgeport transferred ownership of these roads ten years ago to the State, and the State is now maintaining them. The Department goes out of its way to coordinate with people, and we will continue to do so, including dialogue with the City of Bridgeport.

Ms. Cabelus stated that the Department's responsibility was to the applicant. Although she respects Ms. Hadley's concerns, unless Ms. Hadley had an area of specific concern within the purview of the STC, the Commission could not address her issues today.

Ms. Hadley reiterated that she had mentioned the Brewster Street, Fox Road and Fairfield Avenue (Rt. 130) area.

Mr. Ezete responded that he had already addressed that area with the Commission in his presentation, but he clarified it for Ms. Hadley. He added that he looked at the accident experience in this area, and was confident that traffic will continue to operate adequately. He said that he reviewed this intersection in great detail, and sees nothing that raises a red flag.

Mr. Mark S. Barnhart, Director of Community & Economic Development for the Town of Fairfield, on behalf of First Selectman Flatto, addressed the Commission. Following are his remarks:

The Town is the party responsible for constructing the off-site roadway improvements pursuant to the three-party agreement between the State of Connecticut, Town of Fairfield and the private developer, Blackrock Realty.

This project is not of recent origin. It has been in development for the better part of the last decade. The applicants have been engaged in various regulatory proceedings for the past three years. Our application for certificate was first submitted to the STC more than a year ago. There has been ample time to review the plans for this development. I am not a traffic expert, but others in this room are. We relied upon experts to prepare plans in accordance with all applicable standards and guidelines. The Town retained one of the pre-eminent engineering firms in the

**a. Fairfield - STC# 050-0503-01 - Contd.**

State to prepare a traffic analysis and mitigation plan. This plan has been reviewed by other experts, most notably your own staff, over the course of the past year. I believe that the plans presently before you adequately address the traffic impacts associated with this project.

We have attempted to be responsive to the City's concerns. We have had communications not only with this administration, but the prior administration as well. We have offered to meet with the City. For whatever reason, the City has opted not to. We have offered to include a traffic signal light at the Brewster Street/Canfield Avenue intersection--the one tangible request that the City has made--even though the warrant analysis did not require one. We have incorporated this signal light into our scope of work and it is part of the conditions of approval before this Commission.

I have been asked by the First Selectman to convey to you and to the City that even after this process has been concluded, we are more than willing to meet with the City to discuss any reasonable concerns that they may have related to this project.

This project will be of enormous benefit not only to the Town of Fairfield, but to the City of Bridgeport and the entire region.

For the reasons that I have cited, we are opposed to a further delay in these proceedings.

I would respectfully ask that you approve our application for certificate.

Deputy Commissioner Portanova stated that he was comfortable with the knowledge that the Town of Fairfield has shown a cooperative effort, and made a motion to accept the staff report as submitted.

Deputy Commissioner Lynch seconded the motion.

Deputy Commissioner Bard added that he was well aware of the demand along this corridor, and felt that this development presented a great opportunity for the region. He also added that Mr. Ezete did an excellent job with his presentation.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Blackrock Realty, LLC for Fairfield Metro Center Commuter Rail Station and Office Park, a 998,215-square-foot gross floor area office, hotel, health club, and retail with 4,361 parking spaces, located on Black Rock Turnpike in the Town of Fairfield, stating that the operation thereof will not imperil the safety of the public based on the following conditions.



**a. Fairfield - STC# 050-0503-01 - Contd.**

The conditions set forth are based on and refer to the applicant's plans entitled:

- A. "Black Rock Turnpike at Metro Center Access Road", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 2 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- B. "Kings Highway East and Metro Center Access Road", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 3 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- C. "Kings Highway East and Commerce Drive/U.S. Rte 1", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 4 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- D. "Kings Highway East at Grasmere Avenue", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 5 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- E. "Black Rock Turnpike and Stephens Lane", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 6 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- F. "Chambers St. and Kings Hwy East (U.S. Rte 1) and Johnson Drive", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 7 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- G. "Black Rock Turnpike and Commerce Drive", Fairfield Metro Center Off-Site Intersection Improvements Sheet No. 8 of 8 prepared for Blackrock Realty, LLC, Town of Fairfield, and Connecticut Department of Transportation, dated October 2003, revised April 5, 2006, prepared by Parsons Brinckerhoff.
- H. "Fairfield Metro Center, Building Plan 21 Black Rock Turnpike, Fairfield, CT", Level 12, A-1; Level 22, A2; Level 32, A-3; Level 43.5, A-4, and; Level 61.5, A-5 dated March 18, 2005 prepared for Blackrock Realty LLC Enterprise.

**a. Fairfield - STC# 050-0503-01 - Contd.**

- I. "Site Plan (No Pedestrian Walkway), Commuter Parking Facility, Commerce Drive Station/Fairfield Metro Center, Town of Fairfield", dated February 17, 2006, prepared by Parsons Brinckerhoff.
1. That the site driveway on Black Rock Turnpike be constructed in substantial conformance with the referenced plans.
2. That the following roadways be reconstructed or widened in conformance with the referenced plans.
  - A. U.S. Route 1 (Kings Highway Cutoff and Kings Highway East)
  - B. Kings Highway East #2
  - C. Black Rock Turnpike
  - D. Johnson Drive
  - E. Chambers Street
3. That traffic signals be installed at the following intersections:
  - A. Kings Highway East #2 at Metro Center Access Road, formerly Frank Street and Driveway to proposed Apartment Complex.
  - B. Kings Highway East #2 at Commerce Drive.
  - C. U.S. Route 1 (Kings Highway Cutoff) and Kings Highway East #2.
  - D. U.S. Route 1 (Kings Highway Cutoff) at Black Rock Turnpike northbound and Johnson Drive.
  - E. U.S. Route 1 (Kings Highway East) at Northbound Rotary.
  - F. Black Rock Turnpike Southbound at Stephen's Lane.
  - G. U.S. Route 1 (Kings Highway East) at Black Rock Turnpike Southbound Merge.
  - H. Kings Highway East #2 at Grasmere Avenue.
  - I. Brewster Street and Canfield Avenue (City of Bridgeport).
4. That traffic signals be revised at the following intersections:
  - A. U.S. Route 1 (Kings Highway East) at I-95 Northbound Off-Ramp Exit #24.
  - B. U.S. Route 1 (Kings Highway East) at Circle Plaza Shopping Center.
  - C. U.S. Route 1 (Kings Highway East) at Chambers Street.
  - D. Black Rock Turnpike at Commerce Drive.
  - E. Route 130 at Brewster Street (City of Bridgeport).
5. That the bridge on Black Rock Turnpike/Brewster Street over Ash Creek be widened to provide a left-turn lane on northbound Black Rock Turnpike at Metro Center Access Road.
6. That the roadways referred to in Condition No. 2 be overlaid. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.

**a. Fairfield - STC# 050-0503-01 - Contd.**

7. That intersection sight distances be provided and maintained from the site driveway on Black Rock Turnpike, as shown on the referenced plans.
8. That signs and pavement markings on Metro Center Access Road and Timko Street be installed and maintained in substantial conformance with the referenced plan, and in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
9. That signs and pavement markings be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices", latest edition along the roadways listed in condition Nos. 2, 3, and 4.
10. That fencing be provided between the development and the Metro-North Railroad property in accordance with the Department of Transportation's fencing policy.
11. That the following be complied with prior to issuance of an encroachment permit:
  - A. Submit plans for the proposed roadway modifications. The plans must clearly indicate the existing drainage system, new and relocated catch basins and other modifications proposed to the State drainage systems.
  - B. Calculations, indicating the adequacy of the State drainage system, should accompany the plans for areas where a significant increase in pavement area is proposed.
12. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
13. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A policy on the Accommodations of Utilities on Highway Rights-of-Way."
14. That no access to the site property from any adjacent properties be established without STC approval.
15. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$2,200,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 050-0503-01. Upon submission of the final design plans, the

**a. Fairfield - STC# 050-0503-01 - Contd.**

dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.

17. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 050-0503-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**b. Newington - STC# 093-0602-02**

Mr. Philip J. Cohen presented the staff report on the Application for Certificate filed for the expansion of Newington Power Center (formerly Shoppes at Newington Fair).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to American National Insurance Company for a change in use to the Newington Power Center, formerly the Shoppes at Newington Fair, for a total 139,796-square-foot gross floor area specialty grocery store and 175,204-square-foot gross floor area retail space with 1,580 parking spaces, located on Route 5/15 (Berlin Turnpike) in the Town of Newington, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions are based on and referenced to the plan entitled:

"Realm Realty, Overall Site Plan, Stew Leonards, Newington, Connecticut," prepared by Fuss & O'Neill, Sheet No. SP-1, dated March 28, 2006.

1. That all conditions of Certificate No. 1049 (Traffic Investigation Report Nos. 093-8910-02 and 093-9008-01) remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 093-0602-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the

**b. Newington - STC# 093-0602-02 - Contd.**

development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**c. Norwalk - STC# 102-0505-01**

Mr. David M. Fabry presented the staff report on the Application for Certificate filed for the expansion of Fairfield Green (formerly Pepperidge Farm).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Pepperidge Farm Inc. - c/o Campbell Soup Company for the change in use and expansion (33,450-square-foot office and 235 residential units) of the Fairfield Green development (formerly Pepperidge Farm Inc.), for a total 114,505-square-foot gross floor area office and 235 residential units with 963 parking spaces, located on Route 1 (Westport Avenue) in the City of Norwalk, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans entitled:

- "Site Plan - Layout, Fairfield Green, 595 Westport Avenue, Norwalk Connecticut," Sheet No. LA-1, dated February 8, 2005, revised April 6, 2006, prepared by Milone & MacBroom.
  - "Traffic Operations Plan, Fairfield Green at Pepperidge Farm, Proposed Site Development, Norwalk, Connecticut," Sheet No. TO-001, dated February 2005, revised April 4, 2006, prepared by Tighe & Bond.
1. That Condition Nos. 2, 3 and 4 of Certificate No. 360 be rescinded. All other conditions remain in effect.
  2. That the site driveways on Route 1 (Westport Avenue) be reconstructed in substantial conformance with the referenced plans.
  3. That signs and pavement markings on the site driveways on Route 1 (Westport Avenue) be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
  4. That intersection sight distances be provided and maintained from the site driveways on Route 1 (Westport Avenue) as shown on the referenced plans.

**c. Norwalk - STC# 102-0505-01 - Contd.**

5. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
6. That the traffic signal be revised on Route 1 (Westport Avenue) at the Fairfield Green site drive and Hills Lane (private road), if necessary, to accommodate the drive reconstruction.
7. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 1 (Westport Avenue) at the Fairfield Green site drive and Hills Lane prior to the issuance of an encroachment permit. Right of Way File No. 102-000-305.
8. That areas be provided to allow for future internal connections between the signalized site drive and Hills Lane as shown on the referenced plans. The owner will be responsible for obtaining any necessary zoning variances for the development's property to ensure implementation of this condition.
9. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
10. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$ 10,000 to cover the costs of the work required on Route 1. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward.
11. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 102-0505-01, together with Certificate No. 360 previously issued July 1, 1982 with Traffic Investigation Report No. 102-8202-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
13. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**d. Norwalk - STC# 102-0509-01**

This item was removed from the agenda prior to the meeting.

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**e. Rocky Hill - STC# 118-0602-01**

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for Veteran's Home.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to State of Connecticut, Department of Veterans' Affairs for Veterans' Home, an 805,367-square-foot gross floor area armed forces veterans' hospital and adult care facility with 458 parking spaces, located on SR 411 (West Street) in the Town of Rocky Hill, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Property Boundary Plan," prepared by Purcell Associates, dated September 16, 2005, Drawing No. SV.01.
- B. "Grading Plan," prepared by Moser Pilon Nelson Architects, dated December 23, 2005, Drawing No. C1.05.
- 1. That the site drive on SR 411 remain as shown on the above-referenced plans.
- 2. That 630 feet of intersection sight distance to the east and west be provided and maintained from the site drive on SR 411 measured 15 feet back from the edge of the roadway.
- 3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

Certificate No. 1689 issued April 13, 2006.

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**f. Torrington - STC# 143-0505-02**

Ms. Julia Y. Pang presented the staff report on the Application for Certificate filed for Moreau Park South.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Moreau Enterprises, LLC for Moreau Park South, a 105,000-square-foot gross floor area industrial park with

**f. Torrington - STC# 143-0505-02 - Contd.**

420 parking spaces, located on SR 800 (South Main Street) in the City of Torrington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the following plans entitled and dated as follows:

- A. "Proposed Site Development Plan-Moreau Park South, Prepared for Moreau Enterprises, LLC," Sheet No. C-2, prepared by Allied Engineering Assoc. LLC, dated June 1, 2004, revised July 22, 2005.
  - B. "Roadway Frontage Plan, Prepared For Moreau Park South, S.R. 800 (South Main Street), Torrington, Connecticut," Sheet No. STC-1, prepared by F. A. Hesketh & Associates, Inc., dated April 27, 2005, revised March 3, 2006.
1. That the site driveways on SR 800 (South Main Street) be constructed in substantial conformance with the referenced plans.
  2. That intersection sight distances be provided and maintained from the site driveways on SR 800 (South Main Street) as shown on the referenced plans.
  3. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
  4. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
  5. That fencing be provided between the development and the Consolidated Railroad property in accordance with the Department of Transportation's fencing policy.
  6. That signs and pavement markings on SR 800 (South Main Street) and site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
  7. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
  8. That illumination be installed on SR 800 at both site drives. The owner of Moreau Enterprises, LLC shall be responsible for the cost of the electricity to operate the illumination.
  9. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of



**f. Torrington - STC# 143-0505-02 - Contd.**

Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.

10. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$100,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 143-0505-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
11. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
12. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 143-0505-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
13. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**g. Westbrook - STC# 154-0602-01**

Mr. Thomas N. Lamb presented the staff report on the Application for Certificate filed for the expansion of Pequot Park (Lakebrook Medical Center).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Atlantic General for the 25,100-square-foot expansion of Pequot Park to include Lakebrook Medical Center, for a total 228,888-square-foot gross floor area medical, office and industrial development with 509 parking spaces located on Route 145 in the Town of Westbrook, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "STC Application, Pequot Park, Westbrook, Connecticut," prepared by Barkan & Mess Associates, Inc., dated February 20, 2006.

**g. Westbrook - STC# 154-0602-01 - Contd.**

- B. "Roadway Plan, Route 145 (Horse Hill Road) at Pequot Park Road, Westbrook, Connecticut," prepared by Barkan & Mess Associates, Inc., dated February 20, 2006 and last revised on April 6, 2006.
1. That the Lakewood Medical Center driveway on Pequot Park Road be constructed in substantial conformance with the referenced plans.
2. That the radii for Pequot Park Road at Route 145 be revised in substantial conformance with referenced Plan B.
3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
4. That the guide rail affected by improvements noted in Condition No. 2 be revised in a manner satisfactory to the Department of Transportation's (Department) District 2 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
5. That all work on roadways that are owned and maintained by the Town of Westbrook be performed in conformance with the standards and specifications of the Town.
6. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
7. That intersection sight distances be provided from Pequot Park Road along Route 145 as shown on the referenced plans.
8. That intersection sight distances be provided and maintained from the Lakewood Medical Center driveway on Pequot Park Road as shown on the referenced plans.
9. That the intersectional sight distances from the three existing driveways on Pequot Park Road meet the Town of Westbrook requirements.
10. That signs and pavement markings on the driveway to Lakewood Medical Center be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

**g. Westbrook - STC# 154-0602-01 - Contd.**

12. That a chain-link non-access fence be installed along the Lakewood Medical Center frontage on I-95 in accordance with the Department of Transportation's fencing policy.
13. That an easement be granted, for highway purposes, to the Town of Westbrook, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
14. That no access to the site property from any adjacent properties be established without STC approval.
15. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$30,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 154-0602-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
17. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 154-0602-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**h. Windsor - STC# 164-0602-01**

Ms. Melanie S. Moreau presented the staff report on the Application for Certificate filed for Iron Mountain.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Iron Mountain Information Systems, Inc. for Iron Mountain, a 355,371-square-foot gross floor area warehouse with 367 parking spaces, located on Kennedy Road in the Town of Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plan entitled:

**h. Windsor - STC# 164-0602-01 - Contd.**

"Overall Site Development Plan prepared for Iron Mountain," prepared by Alford Associates, Inc., Sheet 1, dated January 13, 2006 and last revised February 16, 2006.

1. That the site driveways on Kennedy Road and River Street be located and reflect the geometry as shown on the above-referenced plan.
2. That 630 feet of intersection sight distance to the north and to the south be provided and maintained from the site driveway along Kennedy Road measured at a point 15 feet back from the edge of roadway.
3. That 390 feet of intersection sight distance to the east and to the west be provided and maintained from the site driveway along River Street measured at a point 15 feet back from the edge of roadway.
4. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0602-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

\* \* \* \* \*

**i. Wallingford - STC# 148-0512-01**

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for the expansion of Mortgage Lenders Network USA Headquarters/Homewood Suites (formerly MidConn Corporate Center).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Bellemead Development Corporation for the 302,729-square-foot expansion of Mortgage Lender's Network USA Headquarters/Homewood Suites Hotel (formerly Mid Conn Corporate Center), for a total 372,929-square-foot gross floor area office and hotel facility with 1569 parking spaces, located on Route 68 (Barnes Road) in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans entitled:

**i. Wallingford - STC# 148-0512-01 - Contd.**

- A. "Overall Development Plan Phase II", Workstage, LLC, Mortgage Lenders Network USA, Inc. Headquarters, Barnes Road (Route 68) & Legius Road, Town of Wallingford, New Haven County, Connecticut, Sheet No. 4 of 29, dated October 20, 2005, revised April 6, 2006, prepared by Bohler Engineering, P.C.
  - B. "Roadway Improvements, Barnes Road (Route 68) at Legius Road, MLN USA Office Building, Wallingford, Connecticut, Scale: 1:40" Sheet No. 1 of 3, dated November 2005, prepared by Parsons Brinckerhoff.
  - C. "Roadway Improvements, Barnes Road (Route 68) at Miles Drive/Northrop Rd. and I-91 SB Ramps, MLN USA Office Building, Wallingford, Connecticut, Scale: 1:40" Sheet No. 2 of 3, dated November 2005, prepared by Parsons Brinckerhoff.
  - D. "Roadway Improvements, Barnes Road (Route 68) at I-91 NB Ramps, MLN USA Office Building, Wallingford, Connecticut, Scale: 1:40" Sheet No. 3 of 3, dated November 2005, prepared by Parsons Brinckerhoff.
- 1. That the conditions of Traffic Investigation Report No. 148-0304-01 remain in effect.
  - 2. That the site driveways on Legius Road and Miles Drive be constructed in substantial conformance with the referenced plans.
  - 3. That Legius Road and Miles Drive be widened in substantial conformance with the referenced plans.
  - 4. That all work on roadways that are owned and maintained by the Town of Wallingford be performed in conformance with the standards and specifications of the Town.
  - 5. That intersection sight distances be provided and maintained from the site driveways on Legius Road and Miles Drive as shown on the referenced plans.
  - 6. That the traffic signal plan be revised on Route 68 at Northrop Road and Miles Drive to accommodate new intersectional geometry.
  - 7. That the traffic signal be revised on Route 68 at Legius Road.
  - 8. That the existing left turn lane storage on westbound Route 68 at Miles Drive and at Legius Road be extended as shown on the referenced plans.
  - 9. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

**i. Wallingford - STC# 148-0512-01 - Contd.**

10. That signs and pavement markings on Legius Road and Miles Drive be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
11. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
12. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
13. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
14. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
15. That prior to the issuance of a Certificate, a bond in the amount of \$220,000 be posted and maintained to cover the costs of satisfying the conditions of Traffic Investigation Report No. 148-0512-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
16. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
17. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
18. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0512-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
19. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

\* \* \* \* \*

**j. West Haven - STC# 156-0602-03**

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for the expansion of University of New Haven (Recreation Center).

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to University of New Haven for the 56,504-square-foot expansion of University of New Haven - Recreation Center, for a total 873,437-square-foot gross floor area University with 1581 parking spaces, located on U.S Route 1 in the City of West Haven, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled: "Overall Site Plan, University of New Haven, West Haven, Connecticut," dated March 1, 2006, prepared by Wilbur Smith Associates.

1. That the conditions of Certificate No. 1609 (Traffic Investigation Report No. 156-0406-01) remain in effect.
2. That an easement be granted to the State, at no cost, to maintain traffic signal appurtenances on site property at the intersection of U.S. Route 1 at the main site driveway prior to the issuance of a certificate. Right of Way File No. 156-000-071.
3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 156-0602-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

\* \* \* \* \*

**k. Windsor - STC# 164-0504-01**

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for HD2 Development, LLC.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Core, LLC; Butler Strathmore, LLC; North Central Square, LLC for HD2 Development, LLC, a 100,004-square-foot gross floor area mixed-use development including 64,256 square feet of supermarket and 35,748 square feet of retail with 565 parking spaces, located on Route 75 in the Town of Windsor, stating that the

**k. Windsor - STC# 164-0504-01 - Contd.**

operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "Grading and Utility Plan - Prepared for HD2 Development, LLC," prepared by Alford Associates, Inc., dated November 2, 2004 and last revised February 7, 2006.
  - B. "Roadway Improvement Plan - Prepared for HD2 Development, LLC, Route 75 (Poquonock Avenue), Windsor, Connecticut," Sheets STC-1 through STC-3, dated November 4, 2004 and last revised March 10, 2006.
1. That the existing site driveway located 100 feet south of the proposed site driveway be closed, as indicated on the referenced plans.
  2. That the site driveway on Route 75 be constructed in substantial conformance with the referenced plans.
  3. That the gated emergency access driveway on Route 75 be constructed in substantial conformance with the referenced plans.
  4. That Route 75 and the I-91 northbound ramps be widened in substantial conformance with the referenced plans.
  5. That approach grades of the driveways and Town roads along Route 75 affected by the roadway widenings noted in Traffic Investigation Report No. 164-0504-01 meet Department of Transportation's standards for intersecting streets or not be increased.
  6. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
  7. That the guide rail affected by improvements noted in Condition No. 4 be revised in a manner satisfactory to the Department of Transportation's (Department) District 1 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
  8. That Route 75 and the I-91 northbound off-ramp be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.



**k. Windsor - STC# 164-0504-01 - Contd.**

9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That intersection sight distances be provided and maintained from the site driveway on Route 75 as shown on the referenced plans.
11. That the traffic signals be revised on Route 75 at the I-91 northbound ramps and on Route 75 at the I-91 southbound on-ramp and commuter parking lot.
12. That a traffic signal be installed on Route 75 at the site drive and River's Bend Drive. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of HD2 Development, LLC. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of HD2 Development, LLC for all the actual costs. The owner of HD2 Development, LLC will pay for the electricity to operate the signal.
13. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection of Route 75 at the site drive and River's Bend drive prior to the issuance of an encroachment permit. Right of Way File No. 164-000-160.
14. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on private property (River's Bend Condominiums) at the intersection of Route 75 at the site drive and River's Bend drive prior to the issuance of a certificate. Right of Way File No. 164-000-161.
15. That the applicant obtain a right to construct radius improvements on private property (River's Bend Condominiums) at the intersection of Route 75 at the site drive and River's Bend drive prior to the issuance of a certificate.
16. That the proposed traffic signal on Route 75 be interconnected to the Department of Transportation's existing traffic signals on Route 75 using a closed loop signal system.
17. That signs and pavement markings on Route 75 and I-91 northbound ramps be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

**k. Windsor - STC# 164-0504-01 - Contd.**

18. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
19. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
20. That the existing bus stop shelter on Route 75 along the site's frontage be relocated as shown on the referenced plans.
21. That a chain-link non-access fence be installed along the development's frontage on I-91 in accordance with the Department of Transportation's fencing policy.
22. That property be deeded along the site frontage for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 164-000-160.
23. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
24. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$950,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 164-0504-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
25. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0504-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
26. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**1. Windsor - STC# 164-0601-02**

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of New England Tradeport.

**1. Windsor - STC# 164-0601-02 - Contd.**

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Griffin Land for the 1,778,494-square-foot expansion of New England Tradeport, for a total 2,900,000-square-foot gross floor area industrial and warehouse development with 3,680 parking spaces, located on International Drive and Rainbow Road in the Town of Windsor, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based on and referenced to the following plans entitled:

- A. "New England Tradeport - Prepared for Griffin Land - International Drive, Rainbow and Stone Road - Windsor, Connecticut," dated January 16, 2006.
- B. "Roadway Frontage Plan - Prepared for New England Tradeport - Route 20 & International Drive-Windsor, Connecticut," prepared by F. A. Hesketh & Associates, Inc., Sheets STC-1, STC-2, STC-3 and STC-5, dated January 6, 2006 and last revised March 30, 2006.
- B. "Roadway Frontage Plan - Prepared for New England Tradeport - Route 20 & International Drive-Windsor, Connecticut," Sheet STC-4, dated January 6, 2006 and last revised March 29, 2006.
- 1. That Traffic Investigation Report No. 164-0508-01 be rescinded.
- 2. That Condition No. 9 of Traffic Investigation Report No. 164-8704-02 and Condition No. 7 of Traffic Investigation Report No. 164-0502-02 be rescinded.
- 3. That all remaining conditions of STC Certificate No. 813 (Traffic Investigation Report Nos. 164-8704-02, 164-0502-02 and 164-0507-01) remain in effect.
- 4. That the site driveways on Stone Road, Rainbow Road and International Drive be constructed in substantial conformance with the referenced plans.
- 5. That Route 20, Bradley Park Road, International Drive, Rainbow Road and Seymour Road be widened in substantial conformance with the referenced plans.
- 6. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.

**1. Windsor - STC# 164-0601-02 - Contd.**

7. That the guide rail affected by improvements noted in Condition Number 5 be revised in a manner satisfactory to the Department of Transportation's (Department) District 1 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
8. That Route 20 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 1 Office.
9. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
10. That all work on roadways that are owned and maintained by the Town of Windsor and East Granby be performed in conformance with the standards and specifications of the Towns.
11. That intersection sight distances be provided and maintained from the site driveways on International Drive, Rainbow Road and Stone Road in conformance with the standards and specifications of the Town of Windsor, as shown on the referenced plans.
12. That a Town-owned traffic signal be installed on International Drive at Rainbow Road. The Town will be responsible for maintenance and electrical energy costs for the signal.
13. That the traffic signal be revised on Route 20 at International Drive and Bradley Park Road in the Town of East Granby. The applicant will be responsible for all costs associated with the signal revision.
14. That signs and pavement markings on Route 20, International Drive and Rainbow Road be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
16. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
17. That convenient and well signed on-site (Walgreens distribution facility), bus stops with passenger loading/unloading areas including handicapped access be provided.

**1. Windsor - STC# 164-0601-02 - Contd.**

18. That property be deeded along the west side of International Drive in the area of the proposed realignment for highway purposes, to the Town of East Granby, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
19. That an easement be granted along the south side of Rainbow Road in the vicinity of the proposed roundabout at the East Granby town line for highway purposes, to the Town of Windsor, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
20. That an easement be granted along the south side of Seymour Road for highway purposes, to the Town of East Granby, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit.
21. That an encroachment permit be obtained from the Department of Transportation's District 1 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
22. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$6,450,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 164-0601-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
23. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 164-0601-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
24. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**5. MAJOR TRAFFIC GENERATOR - EXTENSION**

Certificate No. 1602 issued for  
River Oaks in Stamford

Ms. Cabelus stated that the original certificate was issued in April 2004. The work is underway and nearing completion. An extension is necessary to allow for the completion of the outstanding work.

5. **MAJOR TRAFFIC GENERATOR - EXTENSION** - Contd.

Ms. Cabelus recommended that the certificate be extended for one year.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to extend Certificate No. 1602 for one year.

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6. **ADDENDUM**

Ms. Cabelus recommended that the Commission approve an addendum to the agenda to take action on a petition received regarding the Blue Back Square (BBS) Development in West Hartford.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to approve the addition of the following addendum item:

**West Hartford - Blue Back Square**

On March 16, 2006, the State Traffic Commission (STC) received a Petition from Jasyn Sadler and Barbara Scully for "Initiation Of New Certification Proceedings Regarding The Blue Back Square Development And For A Declaratory Ruling That All Construction At Blue Back Square Is Required To Cease Until An New Certificate Is Issued." The Petition alleges that the Blue Back Square development has violated Connecticut General Statutes Section 14-311a by failing to submit an application to the STC for a new certificate to allow the addition of more than 50 new parking spaces to the proposed development.

STC filings show that the Blue Back Square development filed an application with the STC on January 12, 2006 requesting approval for a minor expansion to its proposed development in West Hartford center. This application was heard at the STC's March 21, 2006 meeting, and approval was granted for the minor modification as requested. As a result, the Commission denies the Petition on the grounds that it is moot.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to deny the petition.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 11:30 a.m.

\* \* \* \* \*

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Ralph J. Carpenter  
Secretary of Commission  
Commissioner of Motor Vehicles

Newington, Connecticut  
April 13, 2006  
Minutes Compiled By:  
Robbin L. Cabelus  
Executive Director